



**City of Flowery Branch
City Council Meeting
Thursday, March 21, 2024, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the council meeting to order at 6:03 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, City Planner Yu Peng, Finance Director Matt Hamby, Human Resources Director Krystle Hightower, Public Works & Utilities Director Bill Whidden, Police Chief Hulsey, Director of Fun Renee Carden, and City Attorney Ted Baggett

Absent: None

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to approve the agenda as presented.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

AWARDS & RECOGNITIONS:

Mayor Asbridge presented Budget Manager Nancy Rodriguez and Human Resources Director Krystle Hightower with the GFOA's Distinguished Budget Presentation Award for its Fiscal Year 2023 budget from the Government Finance Officers Association. This award is presented to those individuals who have been instrumental in their government unit. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards. The City of Flowery Branch has received this award for four consecutive years.

NEW BUSINESS -WORK SESSION:

Discussion Concerning Micro Brewery and Distillery Uses in the Central Business District (CBD).

Josh Roberts presented a discussion regarding a potential microbrewery and distillery use in the Central Business District. Over the past year, Mr. Roberts and his business partner have consulted with over ten Metro Atlanta brewery owners and industry lawyers to develop their business plan. Selling cocktails alongside beer is crucial for success, necessitating both a brewery and distillery license. Unfortunately, the Central Business District does not permit this as allowed use at this time. Their vision is family friendly, offer high quality beer and cocktails, cultivate a vibrant downtown experience, and a collaboration with local food vendor, Nick St. Clair of Antebellum.

Council held a discussion with Mr. Roberts.

Consideration of a Contract for Early Works Package Amendment to the CMAR Contract with Archer Western Construction.

Mr. Chris Carr presented consideration of authorizing a contract modification with Archer Western Construction as the construction manager at risk services for the construction of the Flowery Branch Wastewater Treatment Plant Expansion (WTP) for the early works dewatering and equalization tank modifications.

The City of Flowery Branch engaged Archer Western as the CMAR for the Flowery Branch water reclamation facility (WRF) expansion to expand the WRF. During the design of the WRF expansion additional facility needs were identified as urgent repair/replacement/modification needs. These items related to the dewatering system and equalization tank were moved into an early works construction package as they were not part of the original expansion scope and have a more urgent implementation need.

The construction manager at risk role was originally advertised via a request for proposal (RFP) process and included an interview phase for all proposers. A total of four reputable and experienced firms proposed for the CMAR role. Using the provided proposals, interviews, and contractor provided cost markup sheet the best value CMAR was identified to be Archer Western Construction (AW). AW has worked with the engineering design firm, ESG Engineering, Inc., to get to the 80% Design and GMP milestone which was achieved on March 18th. The current CMAR contract with AW included early phase support with an understanding that amendments would need to be made for the construction support portion of the project. For the early works package the scope of work includes a new dewatering belt filter press, solids conveyors, canopy, concrete paving, and associated electrical work. In addition to the dewatering components, it also includes new aeration and mixing equipment in the Equalization Tank and the associated electrical work. AW has provided a Lump Sum guaranteed maximum price (LS GMP) to complete the early works package. All equipment included in this effort went through a proposal process to select the best value for the City of Flowery Branch. This work will begin

immediately upon contract execution and is scheduled to be finished by the middle of February 2025 due to equipment lead times.

The funding for this project is approximately \$900,000 from American Rescue Plan Act (ARPA) funds and \$1,565,430 from the Water and Wastewater Enterprise Fund's system development charges.

Council held a discussion with Mr. Carr.

Consideration of Awarding the Road Resurfacing Improvements Project Contract to the Low Bidder, Baldwin Paving Company, Inc., in the Amount of \$1,645,269.

City Manager Parrish presented consideration of awarding the road resurfacing improvements project contract to Baldwin Paving Company, Inc. in the amount of \$1,645,269. The City obtained \$193,419 in funding via the Local Maintenance & Improvement Grant (LMIG) grant funding program, which is administered by the Georgia Department of Transportation and provides funding to local governments for the purposes of constructing roadway improvements. To facilitate the selection of roads for paving, the City engaged ESG Engineering to perform a City-wide roadway/pavement assessment through the use of third-party proprietary artificial intelligence technology. After reviewing the results of the assessment, the City identified roads in need of resurfacing based on physical pavement deterioration and criticality/traffic usage. ESG Engineering recommends awarding the project to the lowest bidder, Baldwin Paving Company, Inc., at the low bid price of \$1,645,269.00. However, given the City's \$2.5M budget and the low bidder's pricing, the City may choose to identify additional roads to be included in the project. Should the City choose to do so, those roads may be added to the project via contract change order, though contract time will likely need to be increased to account for the additional work.

Council held a discussion with City Manager Parrish.

Consideration of Awarding a Contract for Construction of a 12" Water Transmission Main to Civil Construction & Utilities, LLC.

City Manager Parrish presented a consideration of awarding a contract for construction of a 12" water transmission main to Civil Construction & Utilities, LLC. Currently there is a network of smaller diameter distribution water mains between the Roberts Drive and Gainesville Street tanks. Installation of a larger transmission main will allow water to move more freely and efficiently between the tanks making them easier to fill and improving water and pressure and flow within the downtown Flowery Branch area. The City issued a solicitation for the bid and received four bids on the water main. Construction is anticipated to be completed approximately six (6) months from the time of award.

DEPARTMENT REPORTS:

Department of Fun Report:

Director Carden noted upcoming events.

Public Works & Utilities Report:

Director Whidden reported that he has hired a new Public Works Manager, Jordan Parham. He also gave an update on the railroad repairs being done by Norfolk Southern.

Attorney Report:

Attorney Baggett reported there is a technical correction in Ordinance 708, Section 2, the language was corrected to read “A conditional use permit to operate a crematory facility” instead of reading “A conditional use permit to operate a self-storage facility.”

Council Report:

Council Member Mundy congratulated the finance department for the budget award.

Council Member Mezzanotte appreciated several different City departments for their hard work. He also congratulated the finance department, and he appreciates their hard work.

Mayor Asbridge noted businesses open on Main Street and events happening in the City.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:41 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:41 p.m.

PUBLIC COMMENTS:

Bryan Puckette, 5011 Atlanta Highway, Flowery Branch, Georgia.

Mr. Puckette reported historical details on the Flowery Branch Depot.

Mark Weber, 6114 Stella Light Drive, Flowery Branch, Georgia.

Mr. Weber wanted to speak about zoning ordinances and the law.

CONSENT AGENDA:

Consider March 7, 2024 City Council Meeting Minutes

There was a motion made to approve the consent agenda as presented.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider Second Reading of Ordinance 706 for an Annexation Request submitted by PR Land Investment.

Clerk Cooper read the caption for Ordinance 706 for an annexation request submitted by PR Land Investment.

There was a motion made to approve the second reading of Ordinance 706 for an annexation request.

MOTION: Joe Anglin
SECOND: Oliver McClellan

Council Member Mezzanotte stated there are too many variances in this development.

AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: William McDaniel, Joseph Mezzanotte
Motion carried

Consider Second Reading of Ordinance 707 for a Rezoning Request submitted by PR Land Investment.

Scrivener's errors were corrected in the ordinance, which is attached here to and incorporated herein.

Clerk Cooper read the caption for Ordinance 707 for a rezoning request submitted by PR Land Investment.

There was a motion made to approve the second reading of Ordinance 707 with a few additional amendments from the first reading within the conditions of rezoning. The following notations from the conditions were specifically read into the record:

- 1. The project must not exceed 115 single-family homes.

- [illegible]



MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: William McDaniel, Joseph Mezzanotte
Motion carried

Scrivener's errors were corrected in the ordinance, which is attached hereto and incorporated herein.

Consider Second Reading of Ordinance 708 for a Conditional Use Permit for a Crematory Addition request submitted by Mr. Kevin Wetzel.

Clerk Cooper read the caption for Ordinance 708 for a Conditional Use Permit for a crematory addition.

There was a motion made to approve the second reading of Ordinance 708 for a conditional use permit for a crematory addition.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider Ordinance 709 - Adoption of the City of Flowery Branch Zoning Map.

Clerk Cooper read the caption for Ordinance 709, adoption of the City of Flowery Branch Zoning Map.

There was a motion made to approve Ordinance 709.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consideration of a Contract for Early Works Package Amendment to the CMAR Contract with Archer Western Construction.

There was a motion made to approve the Early Works Package guaranteed maximum price (GMP) of \$2,656,430 and approve entering into a contract amendment to the existing CMAR contract with Archer Western Construction.

MOTION: William McDaniel

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consideration of Awarding the Road Resurfacing Improvements Project Contract to the Low Bidder, Baldwin Paving Company, Inc., in the Amount of \$1,645,269.

There was a motion made to approve awarding the Road Resurfacing Improvements Project contract to the lowest bidder, Baldwin Paving Company, Inc., in the amount of \$1,645,269.

MOTION: Oliver McClellan
SECOND: Joseph Mezzanotte
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consideration of Awarding a Contract for Construction of a 12" Water Transmission Main to Civil Construction & Utilities, LLC.

There was a motion made to award and approve the contract to Civil Construction & Utilities, LLC., for the construction of the 12" water transmission main project for an amount not to exceed \$1,489,500; and to authorize the Mayor to sign the contract subject to the City Attorney's approval.

MOTION: Oliver McClellan
SECOND: William McDaniel
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to pending or potential litigation, matters related to the acquisition/disposition of real estate and for matters related to certain personnel issues at 6:57 p.m.

MOTION: Chris Mundy
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

There was a motion made to exit executive session at 7:19 p.m.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:19 p.m.

MOTION: Oliver McClellan

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

